



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

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www.dublinohiousa.gov

## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JULY 3, 2014

The Administrative Review Team made the following determination at this meeting:

**2. Verizon Wireless – AEP Transmission Tower Co-Location 8421 Glen Cree Place  
14-060ARTW Administrative Review**

Proposal: For Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower on the east side of Glen Cree Place, north of the intersection with Summit View Road.

Request: Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Applicant: Rodney Lafferty (of SBA Network Services) for Verizon Wireless

Planning Contact: Devayani Puranik, Planner II

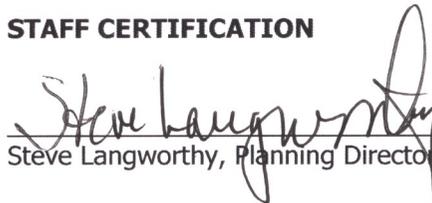
Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

**DETERMINATION:** To approve this application for a wireless communications facility with three conditions:

- 1) That any future installation and/or replacement of the antennas should not exceed 110 feet measured from the grade;
- 2) That the new equipment should be unobtrusive and maintain similar color; and
- 3) That any associated cables are trimmed to fit closely to the panels.

**RESULT:** This application was approved.

#### STAFF CERTIFICATION

  
Steve Langworthy, Planning Director



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JULY 3, 2014

The Administrative Review Team made the following determination at this meeting:

**3. BSC Commercial District – Shoppes at River Ridge – FC Bank – Sign  
4545 W. Dublin-Granville Road  
14-061MPR Minor Project Review**

Proposal: To construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin Granville Road at the intersection with Dale Drive.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Applicant: Bruce Sommerfelt, Signcom Inc.

Planning Contact: Devayani Puranik, Planner II

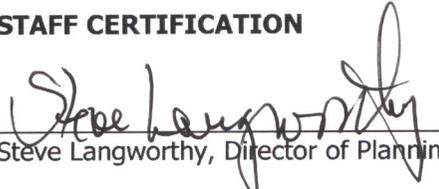
Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

**DETERMINATION:** Approve this request for Minor Project Review with the following condition:

- 1) That the existing exterior light fixtures above the proposed wall sign should be covered and resurfaced to camouflage with the background wall prior to sign permitting.

**RESULT:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

#### STAFF CERTIFICATION

  
Steve Langworthy, Director of Planning

**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 3, 2014**

The Administrative Review Team made the following determination at this meeting:

**4. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road  
14-008BPR Basic Development Plan/Basic Site Plan Review**

Proposal: A request for a multiple-family residential development consisting of 386 apartment units within 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21.2 acres located on the south side of Tuller Road, east of intersection with Tuller Ridge Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Applicant: Casto

Representative: Aaron Underhill, Underhill Yaross LLC

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

**DETERMINATION #1:** Recommendation of disapproval to the Planning and Zoning Commission for the request for the following Development Plan Waiver:

- 1) Maximum Block length (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ±800 feet.

**DETERMINATION #2:** Recommendation of approval to the Planning and Zoning Commission for this application for Basic Plan Review (Development Plan Review) with the following six conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a Neighborhood Street acceptable to Engineering;
- 2) That an additional street connection within Block 'G' between Buildings 'C' and 'D' be incorporated as part of the Development Plan Review submittal to continue the street network (if the Waiver is disapproved);
- 3) That a mid-block pedestrianway will be required (if the Waiver is disapproved) within Block 'G', as the proposed block exceeds the 400-foot requirement;
- 4) That Buildings 24 - 26 should be moved as far south as possible to maximize the width of the proposed greenway and to at least meet the minimum Code requirement for greenway width to provide continuity of the greenway from the west and the east;
- 5) That the applicant investigate whether additional development could be incorporated and the scale of Village Green North be sized to be more in character with the desired urban environment; and
- 6) That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

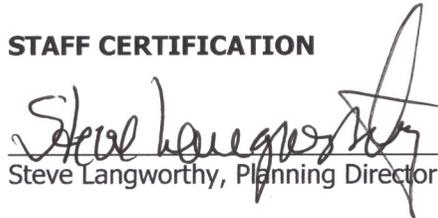
**4. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road  
14-008BPR Basic Development Plan/Basic Site Plan Review**

**DETERMINATION #3:** Recommendation of approval to the Planning and Zoning Commission for this application for Basic Plan Review (Site Plan Review) with the following four conditions:

- 1) That the 3.5 acres located within Block 'G' be rezoned from BSC Public District to BSC Residential District;
- 2) That the proposed greenway fronting Buildings 24 - 26 be increased to meet at least the minimum dimension of 30 feet for a greenway;
- 3) That the plans be revised to incorporate stormwater management system details and calculations that meet the Stormwater Design Manual; and
- 4) That the applicant addresses Engineering's comments as attached to this report.

**RESULTS:** The Development Plan Waiver is forwarded to the Planning and Zoning Commission with a recommendation of disapproval, and the Basic Development Plan and Basic Site Plan applications are forwarded to the Planning and Zoning Commission with recommendations of approval.

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director